PREPARED BY & RETURN TO:
Regency Title & Escrow, LLC
1655 International Dr., #101
Memphis, Tennessee 38120
Office Phone (901)753-9499

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1641-LV

Karen Johnson Davidson County
Batch# 1033773 DEEDWARR
08/02/2023 11:40:30 AM 5 pgs
Fees: $28.00 Taxes: $795.50
20230802-0059648

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2023

Notary Public
My Commission Expires: 3/11/2026

CARLTON W. ORANGE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-11-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zane Ivor Dunlap 212 Harpers Mill Rd. Hermitage, TN 37076	Bank of America, N.A. P.O. Box 650070 Dallas, TX 75265	064 12 0A 212.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Stephen Michael Vanthournout, Lesley Gayle Baxter, Lauren Anne Greene, and Lyndsey Jane Vanthournout**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Zane Ivor Dunlap**, a single man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 212, on the plan of Section One Fox Run Condominium Apartments, a Condominium, as shown on plat of record in Book 4860, Page 52 and established by the Master Deed of record in Book 4956, page 582, as amended in Book 8510, Page 92, Register's Office for Davidson County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Vicki M. Vanthournout, unmarried by Warranty Deed from Anne F. Dandry and husband, John M. Dandry of record as Instrument No. 20150730-0075027 in the Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 30, 2015.

The said Vicki M. Vanthournout died intestate on July 9, 2023, leaving as heirs her children, Stephen Michael Vanthournout, Lesley Gayle Baxter, Lauren Anne Greene, and Lyndsey Jane Vanthournout according to Affidavits of Heirship of record in Instrument No. 202308020059646 and Instrument No. 202308020059647 in the Register's Office for Davidson County, Tennessee.

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **212 Harpers Mill Road, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2023.

GRANTOR:

Stephen Michael Vanthournout

Lesley Gayle Baxter

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Michael Vanthournout and Lesley Gayle Baxter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of July, 2023.

GRANTOR:

Lauren Anne Greene

STATE OF Ohio
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lauren Anne Greene , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of July, 2023.

Notary Public
My Commission expires: 4/12/2024



20230802059648

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of July, 2023.

GRANTOR:

Lyndsey Jane Van Thournout
Lyndsey Jane Vanthournout

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lyndsey Jane Vanthournout, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of July, 2023.

Victoria Marie Kimberlin
Notary Public
My Commission expires: 9/24/2025

VICTORIA MARIE KIMBERLIN
Notary Public - Arizona
Maricopa County
Commission # 617627
My Comm. Expires Sep 24, 2025

202308020059648

I, Carlton W. Orange, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 31, 2023 (date of document).

Affiant Signature

7/31/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 31st day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/11/2026

Notary's Seal (impression over)

